106.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,200 / 927,200
					USE VALUE:	927,200 / 927,200
					ASSESSED:	927,200 / 927,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAUND WILLIAM T/DIMITRA
Owner 2:	
Owner 3:	
Street 1:	12 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRIFTI JOSEPH J -
Owner 2:	-
Street 1:	12 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,150 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 2650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15150.000	315,000		612,200	927,200
Total Card	0.348	315,000		612,200	927,200
Total Parcel	0.348	315,000		612,200	927,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.89 | /Parcel: 349.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 67910

GIS Ref

GIS Ref

Insp Date 09/11/18

!8370!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,900	0	15,150.	612,200	927,100	927,100	Year End Roll	12/18/2019
2019	101	FV	249,400	0	15,150.	612,200	861,600	861,600	Year End Roll	1/3/2019
2018	101	FV	249,400	0	15,150.	524,700	774,100	774,100	Year End Roll	12/20/2017
2017	101	FV	249,400	0	15,150.	489,700	739,100	739,100	Year End Roll	1/3/2017
2016	101	FV	249,400	0	15,150.	419,800	669,200	669,200	Year End	1/4/2016
2015	101	FV	248,300	0	15,150.	376,000	624,300	624,300	Year End Roll	12/11/2014
2014	101	FV	248,300	0	15,150.	348,100	596,400	596,400	Year End Roll	12/16/2013
2013	101	FV	248,300	0	15,150.	331,900	580,200	580,200		12/13/2012

PRINT

Date	Time
12/10/20	22:56:48

LAST REV

Date	Time
09/26/18	14:13:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8370

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRIFTI JOSEPH J	1309-134		10/7/2005		575,000	No	No		
	755-160		5/1/1981		127,000	No	No		Y

USER DEFINED

Prior Id # 1:	67910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2014	809	Alterati	3,848					
6/5/2007	411	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
7/22/2014	Info Fm Prmt	PC	PHIL C
4/13/2009	Meas/Inspect	163	PATRIOT
2/17/2006	MLS	MM	Mary M
10/24/2000	Hearing N/C	163	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/20/1999	Mailer Sent		
10/28/1999	Measured	243	PATRIOT
7/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15150		Sq. Ft.	Site		0	70.	0.58	4									612,152						612,200	

Total AC/HA: 0.34780 | Total SF/SM: 15150 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 612,152 | Spl Credit | Total: 612,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29655170
Const Adj.:	1.00989902
Adj $ / SQ:	124.392
Other Features:	97930
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386990
Depreciation:	71980
Depreciated Total:	315010

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

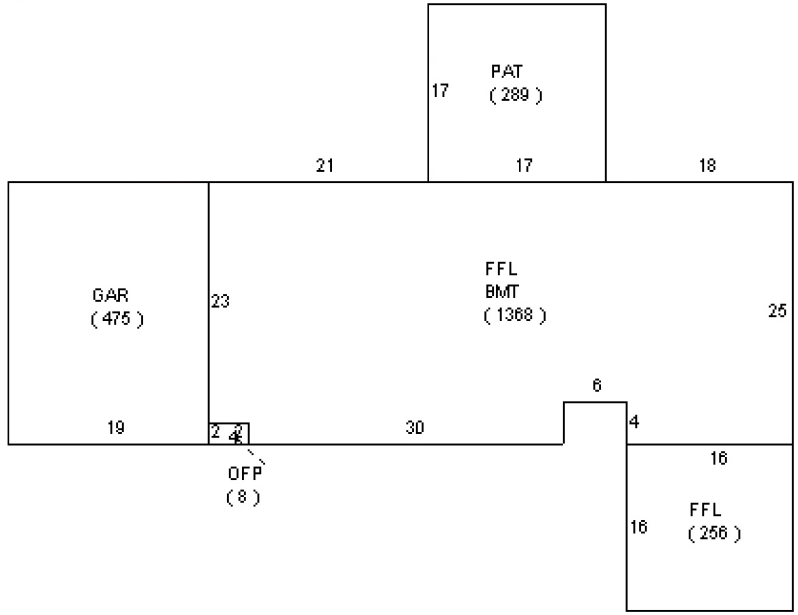
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.39
Special Features:	0	Val/Su Net:	83.69
Final Total:	315000	Val/Su SzAd	193.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,624	124.390	202,012
BMT	Basement	1,368	55.510	75,937
GAR	Garage	475	20.460	9,720
PAT	Patio	289	3.580	1,035
OFP	Open Porch	8	44.440	355

Net Sketched Area:	3,764			Total:	289,059
Size Ad	1624	Gross Are	3764	FinArea	2650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	